

MANAGEMENT CERTIFICATE  
OF  
PARKSIDE ON THE RIVER MASTER COMMUNITY, INC.

TREC # 183689

The undersigned, being an officer of Parkside on the River Master Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Parkside on the River.
2. The name of the Association: Parkside on the River Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Williamson County, Texas, as described on Exhibit "A" to that certain Parkside on the River Master Covenant [Residential], recorded under Document No. 2020130580, Official Public Records of Williamson County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Parkside on the River Master Community, Inc., c/o KiTH Management Services, PO Box 700443, San Antonio, TX 78270.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: KiTH Management Services  
Attn: Denise Gehrmann-Jimenez  
Mailing Address: PO Box 700443, San Antonio, TX 78270  
Telephone Number:: 210-585-2386  
Email Address: [info@kithmanagement.com](mailto:info@kithmanagement.com)

7. Website to access the Association's dedicatory instruments:  
[www.parksideontheriverhoa.nabrnetwork.com](http://www.parksideontheriverhoa.nabrnetwork.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00.

Transfer Fee - \$175.00.

Resale Certificate Fee - \$250.00.

Community Enhancement Fee – Amount equal to the Transfer Price multiplied by one fourth of one percent (0.25%) (as such term is defined in the Community Enhancement Covenant).

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

**PARKSIDE ON THE RIVER MASTER COMMUNITY,  
INC., a Texas nonprofit corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS                   §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ of Parkside on the River Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

\_\_\_\_\_  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

**Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com**

**EXHIBIT "A"**

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Parkside on the River Master Covenant [Residential], recorded as Document No. 2020130580, Official Public Records of Williamson County, Texas.
2. Parkside on the River Development Area Declaration [Residential], recorded as Document No. 2020130827, Official Public Records of Williamson County, Texas.
3. Parkside on the River Design Guidelines [Residential], recorded as Document No. 2020130828, Official Public Records of Williamson County, Texas.
4. Parkside on the River Community Enhancement Covenant [Residential], recorded as Document No. 2020130829, Official Public Records of Williamson County, Texas.
5. Parkside on the River Notice of Applicability [Residential] [Phase 1A], recorded as Document No. 2021093778, Official Public Records of Williamson County, Texas.
6. Parkside on the River Community Manual recorded as Document No. 2021127494, Official Public Records of Williamson County, Texas.
7. Parkside on the River Adoption of Working Capital Assessment recorded as Document No. 2021127495, Official Public Records of Williamson County, Texas.
8. Parkside on the River Notice of Applicability [Residential] [Phase 2, Section 1], recorded as Document No. 2021156201, Official Public Records of Williamson County, Texas.
9. Parkside on the River First Supplement to Community Manual, recorded as Document No. \_\_\_\_\_, Official Public Records of Williamson County, Texas.

EXHIBIT "A"

PARKSIDE ON THE RIVER MASTER COMMUNITY, INC.  
MANAGEMENT CERTIFICATE